

City Council
Atlanta, Georgia

05-0-0532

AN ORDINANCE
BY: ZONING COMMITTEE

Z-05-08
Date Filed: 2-8-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2829 Hapeville Road, S.E.**, be changed from the R-4 (Single Family Residential) District to the R4-B (Single Family Residential), to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 68, 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

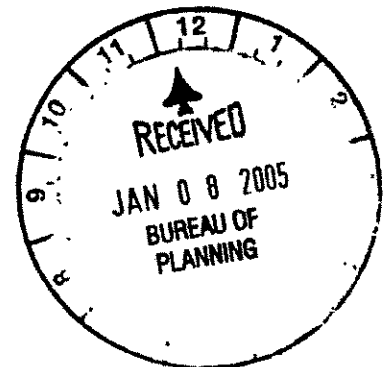
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION 2829 HAPEVILLE ROAD

All that tract or parcel of land lying and being in Land Lot 68 of the 14th District of Fulton County, Georgia, also lying within the limits of the City of Atlanta and being more particularly described as follows:

Beginning at the intersection of the westerly right of way of Hapeville Road (having a 50' right of way) and the northerly right of way of Waters Road (having a 40' right of way); thence along the northerly right of way of said Waters Road proceed S 84°10'46" W for 127.63' to a point; thence continuing along said right of way proceed around a curve to the left having a radius of 143.96' for 62.55' and being subtended by a chord of S 71°43'52" W, 62.06' to a point; thence leaving said right of way of Waters Road proceed N 89°21'57" W for 649.50' to a point on the southeasterly right of way of Old Hapeville Road (having a 40' right of way); thence along said right of way proceed around a curve to the right having a radius of 2,022.00' for 48.88' and being subtended by a chord of N 59°57'47" E, 48.88' to a point; thence continuing along said right of way proceed N 60°39'20" E for 846.93' to a point; thence continuing along said right of way proceed around a curve to the left having a radius of 178.66' for 11.03' and being subtended by a chord of N 58°53'15" E, 11.02' to a point; thence leaving said right of way of Old Hapeville Road proceed N 90°00'00" E for 45.35' to a point on the westerly right of way of said Hapeville Road; thence along the said right of way proceed S 00°00'00" E for 420.00' returning to the point of beginning. Said parcel is currently known as 2829 Hapeville Road and contains 195,823 sq. ft. or 4.4955 acres, more or less.



2-05-08